

The Corporation of the Town of Aurora

By-law Number XXXX-24

Being a By-law to amend By-law Number 6592-24, as amended, to establish development charges for the Town of Aurora.

Where subsection 2 (1) of the *Development Charges Act, 1997*, S.O. 1997, c.27 (“the Act”) provides that the council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for services arising from the development of the area to which the by-law applies;

And whereas section 19 of the Act was also amended to provide for amendments to be made to a development charges by-law;

And whereas on March 26, 2024, the Council of The Corporation of the Town of Aurora (the “Town”) enacted By-law Number 6592-24, to establish development charges for the Town of Aurora;

And whereas on June 25, 2024, the Council of the Town enacted By-law Number 6614-24, to amend By-law Number 6592-24, to include general government (studies) costs, pursuant to paragraphs 5 and 6 of subsection 5 (3) of the Act, within the development charge calculation;

And whereas a development charges background update study has been completed and made available on August 23, 2024 in accordance with the Act;

And whereas the Council of the Town has given notice and held a public meeting on October 1, 2024 in accordance with the Act and the regulations thereto;

Now therefore the Council of The Corporation of the Town of Aurora hereby enacts as follows:

1. Section 1.1 of By-law Number 6592-24, as amended, be and is hereby amended by adding the following:

“(pp) **“retail”** means lands, buildings or structures used or designed or intended for use for the sale or rental or offer for sale or rental of goods or services to the general public for consumption or use and shall include, but not be limited to, a banquet hall, a funeral home, but shall exclude office”

2. Section 3.17 of By-law Number 6592-24, as amended, be and is hereby deleted and replaced with the following:

“3.17 (a) Where the development of land results from the approval of a site plan or zoning by-law amendment received between January 1, 2020 and June 5, 2024, and the approval of the application occurred within two years of building permit issuance, the development charges under subsections 3.6 and 3.7 shall be calculated on the rates set out in Schedule "B" on the date of the planning application is deemed complete, including interest. Where both planning applications apply development charges under subsections 3.6 and 3.7, the calculations shall be based on the date of the later planning application as set out in Schedule "B", including interest (calculated in accordance with the Town’s Interest Rate Policy). Otherwise, the current rates under Schedule “B” will apply excluding interest.

(b) Where the development of land results from the approval of a site plan or zoning by-law amendment received on or after June 6, 2024, and the approval of the application occurred within 18 months of building permit issuance, the development charges under subsections 3.6 and 3.7 shall be calculated on the rates set out in Schedule "B" on the date of the planning application is deemed complete, including interest. Where both planning applications apply development charges under subsections 3.6 and 3.7, the calculations shall be based on the date of the later planning application as set out in Schedule "B", including interest (calculated in accordance with the Town’s Interest Rate Policy). Otherwise, the current rates under Schedule “B” will apply excluding interest.”

3. This By-law shall come into force and effect on the date of final passage hereof.

Enacted by Town of Aurora Council this 22nd day of October, 2024.

Tom Mrakas, Mayor

Michael de Rond, Town Clerk